

**KINGS GREEN AT MAJESTIC
BOARD MEETING
April 28, 2020**

THE MEETING WAS CALLED TO ORDER AT 10:35 AM BY PRESIDENT JERE CARRICK. A QUORUM WAS CERTIFIED. THOSE IN ATTENDANCE WERE JERE CARRICK, CARL MAGNO AND NORM BEALIEU ATTENDED BY PHONE. DIANE ZIGROSSI WAS ALSO PRESENT. MINUTES OF THE PREVIOUS MEETING WERE ACCEPTED. THE TREASURERS REPORT WAS READ AND ACCEPTED. ALL RESERVES ARE UP TO DATE.

ACTION ITEMS – THE CAM MANAGERS CONTRACT WAS DISCUSSED. DZBC, LLC. WAS OFFERED THE POSITION AT \$15,000 FOR THE FIRST YEAR WITH SPECIAL ASSIGNMENTS BEING AN ADDITIONAL FEE. (CURRENT FEE WILL REMAIN IN PLACE UNTIL ACCOUNTING FIRM HAS TOTALLY TAKEN OVER). CURRENTLY SHE HAS RECORDS DATING FROM JANUARY 2018 AND AN AUDIT WILL BE CONDUCTED. A MOTION TO HIRE DIANE WAS MADE BY NORM BEALIEU AND SECONDED BY CARL MAGNO. MOTION PASSED.

THE ACCOUNTING FIRM OF SPIRES, INC WAS SELECTED TO HANDLE OUR FINANCES. THE COST IS \$9,000.00 PER YEAR. NORM BEALIEU MOTIONED TO ACCEPT. CARL MAGNO SECONDED. MOTION PASSED

MAINTAINANCE – WE ARE CURRENTLY NEGOTIATING BACK PAYMENTS WITH MAJESTIC GOLF CLUB. THE ISSUE INVOLVES THEIR FAILURE TO LIVE UP TO THE CONTRACT. THIS INCLUDED THEIR NOT SENDING A MONTHLY INVOICE. THERE IS A QUESTION OF \$27,000 INVOLVED.

DANNY ANGEL HAS THE CONTRACT TO PRESSURE WASH THE CONDO DRIVEWAYS, WALKS AND THE FIRST FLOOR SOFFETS.
THE DOWNSTAIRS WORKOUT AREA IS BEING PAINTED.

OLD BUSINESS - A TENTATIVE RESCHEDULING OF THE ANNUAL METING WILL BE AUGUST 4, 2020. THIS IS CONDITIONAL ON THE CONVIRUS SITUATION. NORMAN QUESTIONED IF WE HAVE TO SEND OUT NEW PACKETS FOR THE MEETING. WE WILL CONSULT THE ATTORNEY ON THIS.

20068 LAKE VISTA CIR N -FIRE -- WE RECEIVED A CHECK FROM MAURICE TICE FOR FIVE THOUSAND DOLLARS TO COVER THE DEDUCTABLE ON THE CONDO.

DIANE WILL GET COPIES OF ALL VENDOR CONTRACTS.

COLLECTIONS -- ACCORDING TO OUR ATTORNEY WE SHOULD SEND TWO DEMAND LETTERS AND THEN PROCEED WITH A LIEN. OUR ATTORNEY'S FIRM HAS A GROUP THAT WORKS COLLECTIONS. COST IS ADDED TO THE RECOVERY AND THE CREDIT BUREAU NOTIFIED.

NEXT MEETING IS TO BE DETERMINED AT A LATER DATE.
MOTION TO CLOSE A 11:25
SUBMITTED BY CARL MAGNO, SECRETARY